

**PB# 98-17**

**NORTH EASTERN AUTO SALES  
OF AMERICA**

**34-2-5**

Approved 2/3/99

567-6640 Darlene

Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657NCL TriPLICATE

DATE June 19, 1998 RECEIPT 297834

RECEIVED FROM North Eastern Auto Sales of America, Inc.

Address

One Hundred and 00/100 DOLLARS \$ 100.00

FOR Planning Board Application  
Fee # 98-17

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	023 17
AMOUNT PAID		CHECK	100 00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen

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Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657NCL TriPLICATE

DATE June 18, 1998 RECEIPT 98-17

RECEIVED FROM Northeastern Auto Sales of America, Inc.

Address 589 Little Britain Rd. - New Windsor, N.Y. 12553

Seven Hundred Fifty 00/100 DOLLARS \$ 750.00

FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#002316
BALANCE DUE	-0 -	MONEY ORDER	

Myra Mason, Secretary

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Wilson Jones - Carbonless - S1654-NCR Duplicate - S1657NCL TriPLICATE

DATE June 30, 1998 RECEIPT 297859

RECEIVED FROM Northeastern Auto Sales of America, Inc.

Address

Two Hundred and 00/100 DOLLARS \$ 200.00

FOR Spec Permit Fee (P/B #98-17)

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	200 00
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen

© Wilson Jones, 1989

DATE December 15, 1998 RECEIPT 98-17

RECEIVED FROM North Eastern Auto Sales of America, Inc.

001 P.H. 2 1 01 00 00 00

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	02317
AMOUNT PAID		CHECK	100 00
BALANCE DUE		MONEY ORDER	

BY

Dorothy H. Hansen

## RECEIPT NUMBER 98-17

DATE

June 18, 1998

RECEIVED FROM

Northeastern Auto Sales of America, Inc.

Address

589 Little Britain Rd. - New Windsor, N.Y. 12553

Seven Hundred Fifty 00/100

DOLLARS \$750.00

FOR

Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	#002316
BALANCE DUE	-0 -	MONEY ORDER	

BY

Myra Mason, Secretary

DATE

June 30, 1998

RECEIVED FROM

Northeastern Auto Sales of America, Inc.

Address

Two Hundred one 100

DOLLARS \$200.00

FOR

Spec Permit Fee (PB #98-17)

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#02351
AMOUNT PAID		CHECK	200 00
BALANCE DUE		MONEY ORDER	

BY

Dorothy H. Hansen

DATE

December 15, 1998

RECEIVED FROM

North Eastern Auto Sales of America, Inc.

Address

981 Little Britain Rd. - New Windsor, N.Y.

Eighty 12/100

DOLLARS \$80.12

FOR

2% of (\$4,006.00 Cost Est.) Inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	80 12	CASH	
AMOUNT PAID	80 12	CHECK	#1035
BALANCE DUE	-0 -	MONEY ORDER	

BY

Myra Mason, Secretary

DATE

Dec 15, 1998

RECEIVED FROM

North Eastern Auto Sales

Address

One Hundred 00/100

DOLLARS \$100.00

FOR

PB #98-17

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	#1036
AMOUNT PAID		CHECK	100 00
BALANCE DUE		MONEY ORDER	

BY

Dorothy H. Hansen

## RECEIPT 037426

Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.

APPLICANT: HUGHES, SCOTT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/98	REC. CK. #02316	PAID		750.00	
06/24/98	P.B. ATTY. FEE	CHG	35.00		
06/24/98	P.B. MINUTES	CHG	40.50		
07/22/98	P.B. ATTY. FEE	CHG	35.00		
07/22/98	P.B. MINUTES	CHG	36.00		
12/09/98	P.B. ENGINEER FEE	CHG	104.00		
02/02/99	RET. TO APPLICANT	CHG	499.50		
		TOTAL:	750.00	750.00	0.00

Gave to L R. 2/2/99

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/22/98	S.P. APPROVAL FEE	CHG	100.00		
12/14/98	REC. CK. #1036	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/99

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LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/14/98	2% OF COST EST. 4006.00	CHG	80.12		
12/14/98	REC. CK. #1035	PAID		80.12	
			-----	-----	-----
		TOTAL:	80.12	80.12	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD **ACTIONS**

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/03/99	PLANS STAMPED	APPROVED
07/22/98	P.B. APPEARANCE - PUBLIC HEAR	ND:APPR. COND.
06/24/98	P.B. APPEARANCE	LA:SCHED. PH
05/20/98	WORK SESSION APPEARANCE	SUBMIT



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/99

PAGE: 1

LISTING OF PLANNING BOARD **SEQRA** ACTIONS

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/98	EAF SUBMITTED	06/18/98	WITH APPLICATION
ORIG	06/18/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/18/98	LEAD AGENCY DECLARED	06/24/98	TOOK LEAD AGENCY
ORIG	06/18/98	DECLARATION (POS/NEG)	07/22/98	DECL. NEG. DEC.
ORIG	06/18/98	PUBLIC HEARING	06/24/98	SCHED. P.H.
ORIG	06/18/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/22/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/24/98	P.B. APPEARANCE	LA:SCHED. PH
05/20/98	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/22/98

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/98	EAF SUBMITTED	06/18/98	WITH APPLICATION
ORIG	06/18/98	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/18/98	LEAD AGENCY DECLARED	06/24/98	TOOK LEAD AGENCY
ORIG	06/18/98	DECLARATION (POS/NEG)	/ /	
ORIG	06/18/98	PUBLIC HEARING	06/24/98	SCHED. P.H.
ORIG	06/18/98	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/22/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-17

NAME: NORTHEASTERN AUTO SALES OF AMERICA, INC.  
APPLICANT: HUGHES, SCOTT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	06/18/98	MUNICIPAL HIGHWAY	06/22/98	APPROVED
ORIG	06/18/98	MUNICIPAL WATER	06/22/98	APPROVED
ORIG	06/18/98	MUNICIPAL SEWER	/ /	
ORIG	06/18/98	MUNICIPAL FIRE	06/23/98	APPROVED

ION CORP.

NEW WINDSOR, N.Y. 12553  
Ph: (914) 567-1991

November 30, 1998

Northeastern Auto  
Scott and Darlene Hughes  
589 Little Britain Rd.  
New Windsor, N.Y. 12553  
Ph. (914) 567-6640

P.B. #98-17

COST ESTIMATE

Building costs 25' x 40'	\$25,700.00
Parking lot black top	2,700.00
Is and landscape	850.00
Working for mms, express	550.00

$$\begin{matrix} 1200 & 832 \\ (45 \times 40) + (26 \times 32) = 2924 \end{matrix} \text{ use } 300 \text{ sq} @ 10 = 3000$$

$$7 \text{ spaces} \times \$8 = 56$$

$$2 \text{ space} = 100$$

$$\text{landscaping} = 850$$

---


$$4006$$

12-2-98  
[Signature]

insp. fee \$80.12



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## OFFICE OF THE PLANNING BOARD

December 14, 1998

Bureau of Consumer and Facility Services  
P.O. Box 2700 – ESP  
Albany, NY 12220-0700

ATTENTION: APPLICATION UNIT

SUBJECT: NORTHEASTERN AUTO SALES  
TAX MAP #34-2-5

Dear Sir:

This letter is written as verification that the following applicant was granted Site Plan approval to operate an auto repair shop at the following location in the Town of New Windsor:

NORTHEASTERN AUTO SALES  
981 LITTLE BRITAIN ROAD  
NEW WINDSOR, NY  
TAX MAP #34-2-5

If you have any further questions with regard to this approval, please contact our office.

Very truly yours,

Michael Babcock, Building & Zoning Inspector  
Town of New Windsor

MLB:mlm

cc: Building Dept. File #34-2-5  
Planning Board File #98-17

1.1, Pg.2

12. Read the special instructions under Sections A-E which apply to your business(es). The Division of Vehicle Safety Services may inspect your premises and interview you before approving your application. If you do not meet the requirements, your application will not be approved and you may not be rescheduled for another interview for at least 30 days.
13. Attach a check or money order (payable to "Commissioner of Motor Vehicles") to your completed and signed application. If you have a current Vehicle Safety business license, registration or certification, call (518) 473-5832 for a prorated fee. Failure to do so could delay the processing of your application. Mail to:

Bureau of Consumer and Facility Services  
PO Box 2700 - ESP  
Albany NY 12220-0700  
Attention: Application Unit

ADDRESS

14. If your facility is located outside a city or incorporated village, attach a separate diagram showing your location in relation to:
- the nearest highway or crossroad;
  - a well-known public building or landmark;
  - if any of the above are not applicable, the numbers of the telephone poles nearest you.
15. DO NOT SEND AN APPLICATION TO DMV UNTIL YOU MEET ALL THE REQUIREMENTS.

### SECTION A

Authority: Vehicle and Traffic Law Section 398;  
Commissioner's Regulations Part 82

#### Repair Shop Registration

Application Fee: \$10\*      Two-Year Business Fee: \$150

All fees must be sent with the application.

Complete Section A on the application: if you intend to repair or diagnose motor vehicle malfunctions or repair motor vehicle bodies, fenders or other components damaged by accident or otherwise; OR operate a shop, drive-in station or garage which inspects motor vehicles for the purpose of evaluating or estimating the dollar value of motor vehicle damage or for determining the necessity and cost of motor vehicle repairs. A mobile repair shop registration may be issued to a facility that conducts its business from a vehicle at a location provided by the consumer.

Send a copy of a certificate of occupancy, OR a local license OR a letter from your local authority stating that your business may operate at this location and that no local license is required. The letter must be on the authority letterhead and contain the following: full name and address of the business; type of business; a statement that you may operate a Motor Vehicle Repair Shop at the location indicated on your application and that no local license or permit is required; the written signature, printed name and title of the official preparing the letter (that is, Town Supervisor, City Manager, etc.); and the date. The letter must specify **Motor Vehicle Repair Shop**.

**\*If applying for a Repair Shop Registration and Inspection Station License at the same time, the combined application fee is \$25.**

All motor vehicle repair shops that service and/or repair motor vehicle air conditioners must have equipment to recover and recycle air conditioner refrigerants. This equipment must be a type approved by the New York State Department of Environmental Conservation. Until standards are developed by the New York State Department of Environmental Conservation, equipment meeting Society for Automotive Engineers standard SAE J1991 (1989) will be accepted. For a list of approved equipment, contact the New York State Department of Environmental Conservation Division of Air Resources at (518) 457-3200.

All motor vehicle repair shops engaging in the repair or servicing of vehicle air conditioners (regardless of repair shop size) are required to have this equipment by January 1, 1992. With the application for repair shop, attach either a manufacturer's certificate or an invoice as proof of purchase of this equipment. These documents must also contain the name and address of the repair shop and the manufacturer, the date the equipment was purchased and the serial number of the unit purchased.

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**



LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on July 22, 1998 at 7:30 P.M. on the approval of the proposed Site Plan Amendment (Subdivision of Lands)\* (Site Plan)\* OF Northeastern Auto Sales of America, Inc. located 981 Little Britian Rd New Windsor, N. Y. (Sec 34, Blk 2, Lot 5 ) Map of the (Subdivision of Lands)(Site Plan)\* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: 7/7/98

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

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NOTES TO APPLICANT.

- 1). \*Select Applicable Item.
- 2). A completed copy of this Notice must be approved prior to publication in The Sentinel.
- 3). The cost and responsibility for publication of this Notice is fully the Applicants.

AS OF: 12/09/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 17

FOR WORK DONE PRIOR TO: 12/09/98

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
. . . . .													
98-17	135735	05/20/98	TIME	MJE	WS	NORTHEAST AUTO	75.00	0.40	30.00				
98-17	138972	06/23/98	TIME	MJE	MC	NORTHEASTERN S/P	75.00	0.50	37.50				
98-17	138478	06/24/98	TIME	MCK	CL	NE AUTO RVW COMMENTS	28.00	0.50	14.00				
98-17	138976	06/24/98	TIME	MJE	MC	NORTHEASTERN W/SURV	75.00	0.20	15.00				
98-17	152999	07/22/98	TIME	MJE	MM	NE AUTO S/P APPL	75.00	0.10	7.50				
									-----				
									104.00				
98-17	142004	08/10/98				BILL 98-898 8/10/98					-96.50		
										-----			
										-96.50			
									=====	=====	=====	=====	
TASK TOTAL									104.00	0.00	-96.50	7.50	
. . . . .													
									=====	=====	=====	=====	
GRAND TOTAL									104.00	0.00	-96.50	7.50	

**PUBLIC HEARING**  
**RESULTS OF P.B. MEETING OF:** Jan 23, 1998  
**PROJECT:** N.E. Auto Sales. **P.B.#** 98-17

---

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_  
2. TAKE LEAD AGENCY: Y\_\_ N\_\_

M) 5 S) 44 VOTE: A 4 N 0  
CARRIED: YES ✓ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_  
CARRIED: YES\_\_ NO\_\_

*1 abstain*

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

**APPROVAL:**

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_  
M) 5 S) 4 VOTE: A 4 N 0 APPROVED CONDITIONALLY: 7/22/98

NEED NEW PLANS: Y ✓ N\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

<i>Need cars parked in designated spots only</i>
<i>not all over the lot.</i>
<i>Change use to Used cars &amp; Rentals - To be put</i>
<i>on plan</i>
<i>2 Years approval</i>

7/22/98 Public Hearing - 98-17 N.E. Auto Sales

No Public present at P.H.

Close P.H.

Mr. A	4 Ayes	1 Abstain (Petro)
⑤ La	0 Nay	

NORTHEASTERN AUTO SALES AMENDED SITE PLAN & SPECIAL  
PERMIT (98-17) ROUTE 207

Mr. Scott Hughes appeared before the board for this proposal.

MR. PETRO: Once again, I have to step down because I am an owner in this property, although I'm not involved in this business. So I'm going to turn it over to the Vice Chairman, Mr. Lander.

MR. LANDER: Where did we leave off on this?

MR. HUGHES: Basically, we added some landscaping here and also the wetlands was noted on this also, you also asked for a flag pole.

MR. LANDER: Now it says here, Scott, proposed paved parking 7 spaces 9 x 19, are we going to pave that?

MR. HUGHES: Yes and also an additional handicapped space was provided.

MR. LANDER: Tonight this public hearing is for the special permit that is needed for this garage?

MR. BABCOCK: For the repair shop.

MR. LANDER: So gentlemen, do you have any questions for Scott before I open it up to the public?

MR. STENT: Scott, this repair shop, is this going to be for your used vehicles, are you going to be repairing or detailing or open it up to the public?

MR. HUGHES: For any auto repair and also for the public repair.

MR. STENT: And paving, everything is going to be paved, Scott?

MR. HUGHES: Yes, everything as detailed on the site plan.

MR. ARGENIO: Was the paving section on the last plan, Scott?

MR. HUGHES: Yes.

MR. STENT: So, you are going to do this all at the same time? Also a question that came up here at one point during the last hearing, you're talking about doing things in phases, what does the word phases mean to you?

MR. HUGHES: I'm paving the front there, an existing display area and then I'm adding the existing parking area at this time.

MR. BABCOCK: Scott, there's a portion of that that won't be paved, I think that is what they are asking.

MR. HUGHES: That is correct, that is existing shale right now.

MR. STENT: Where is that at?

MR. LUCAS: In the front, right?

MR. HUGHES: Yes, actually, the whole area is pretty much shale right now.

MR. LANDER: Which area is that, Scott?

MR. HUGHES: Where the parking area is and also the display area.

MR. LANDER: But on the plan here says proposed paved display area we're going to pave that?

MR. HUGHES: That is correct.

MR. LUCAS: How many cars are you supposed to be able to park in front of that?

MR. LANDER: At this time.

MR. LUCAS: After he paves it, are we going to have to have them marked?

MR. LANDER: Yes, concrete curb stops out there, let me just read into the minutes here, Myra Mason sent out 29 addressed envelopes for the notices and is there anyone here for this application? No, okay. You were saying Mr. Lucas?

MR. LUCAS: When we first gave you first plan approval, do you know how many cars out front?

MR. ARGENIO: Excuse me, Mike, before we do that, I'd like to make a motion we close the public hearing.

MR. LANDER: Motion has been made.

MR. LUCAS: Second it.

MR. LANDER: And seconded that we close the public hearing.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. ARGENIO: Go ahead, sorry for the interruption.

MR. LUCAS: Remember when we approved so many cars out front he's going to pave that and that many cars, we don't want anymore than that, but it doesn't show how many cars out there.

MR. STENT: What was the original six, eight, seven?

MR. LANDER: Memory serves me right, there is seven or eight cars out front, I think what the point of this whole thing is, Scott, where we have proposed parking, paved parking, that is where the cars have to be. We can't have them all over the place and in the front, we want whatever can fit in there and I guess they are nine foot spots so they can be there, they can't be all over, is that what you were--

MR. LUCAS: Yeah, just as long as they are marked, we should note that there's only so many cars parked in the front like we agreed to in the first site plan.

MR. STENT: What I am concerned about too, Ron, is that garage being opened up so it is going to be a full service public garage, I believe he mentioned that at the last meeting too, but we may, I have not picked up, I thought it was going to be to service his own vehicles.

MR. LANDER: That was my understanding also. We have to realize right next door is formally Perry's Sign.

MR. STENT: What's in back of this?

MR. HUGHES: Well, basically, it's the other guy down whose property L shapes this was actually for a horse, so there is really nothing back there.

MR. STENT: So you have Christie's property in back?

MR. LANDER: It dog legs around.

MR. HUGHES: Actually, the property to my right here isn't owned by Perry Signs, it's another property owner and it goes to the back.

MR. BABCOCK: The subdivision that is behind there they just came in and got a two or three lot subdivision, they have a strip of land that comes right out by the piece there.

MR. LUCAS: Is that for a right-of-way?

MR. BABCOCK: No, they did not.

MR. LANDER: The only reason I brought up Perry's Signs, that is another commercial place.

MR. BABCOCK: They are his neighbor.

MR. HUGHES: So, you really don't have anybody around except to my left.



MR. LANDER: You have one residence to the left side.

MR. ARGENIO: The view to the south I believe is semi wooded, is that correct, the field back there.

MR. HUGHES: Yeah, I mean it's a field and I mean you really can't see there is houses back farther but you really can't see them from that point.

MR. STENT: Special use permit.

MR. LANDER: Special use repair.

MR. BABCOCK: Repair.

MR. LUCAS: Special use doesn't make a difference if he uses it to fix his own cars and someone else's car.

MR. BABCOCK: No, not at all.

MR. LUCAS: Has no affect.

MR. BABCOCK: No, he's allowed to, it's a permitted use under special permit.

MR. STENT: He can be called in, that could be reviewed from time to time.

MR. BABCOCK: That is correct, if this board says so.

MR. STENT: If we see something.

MR. LANDER: You can have your special permit last for a period of time, one year, two years, five years whatever the board wishes. Naturally, the shortest duration of time is the one that you have a little more clout with, twist his arm a little bit if he strays off the beaten path here after a year or up to that anniversary date, I should say. Now, Scott, this macadam driveway that leads to the back area here is there a fence up here or anything?

MR. HUGHES: No, there is not, currently I have a line going down to divide the two driveways, I did have a problem with this guy when I first moved in, but I have

no problems whatsoever.

MR. LANDER: It's just a painted line?

MR. HUGHES: I did have a painted line there but people were jumping over on his property and I just strung basically a clothes line, it's about three foot off the ground.

MR. LANDER: I drove passed it and I seen something but I couldn't remember if it was a line on the ground but Mr. Ambry I think his name is here.

MR. HUGHES: Yes.

MR. LANDER: He's not in the audience, so I guess there is not a big problem.

MR. ARGENIO: Mr. Temporary Chairman, I think the fact that nobody showed up for the public hearing almost speaks for itself in my opinion.

MR. STENT: Make a motion we grant approval to the Northeastern Amended site plan and grant for two year period of time at which time we'll review it.

MR. LANDER: What do we have from the fire department, do we have any procedural items that we have to take care of?

MR. BABCOCK: Mr. Chairman, I have one comment the applicant does from time to time rent cars and I have suggested and talked to the applicant maybe that before the plan gets stamped that the use be used car and rentals.

MR. LANDER: Like he rents to people?

MR. BABCOCK: If you'd like to rent a car from him.

MR. LANDER: Avis?

MR. BABCOCK: I don't know if it's like Avis.

MR. LANDER: Well, people like Rent-a-Wreck?

MR. BABCOCK: Yes.

MR. ARGENIO: It's not a zoning issue.

MR. BABCOCK: It's not a zoning issue but it should be on the plan, so if there's ever a question this board is knowledgeable that that is what he is doing there.

MR. LANDER: Does he need a special permit to run that?

MR. BABCOCK: No.

MR. STENT: Make a motion we declare negative dec on this Northeastern Auto Sales Amended site plan.

MR. LUCAS: Second it.

MR. LANDER: Motion has been made and seconded that we declare negative dec on the Northeastern Auto Sales of America, Inc.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

MR. LANDERL: Just a little bit further here, do you have to go to DOT with this?

MR. HUGHES: No, I don't, I'm not changing any curb cut or anything out here.

MR. LANDER: Well, I know you're not, but how close are you to the right-of-way? You're right on the line right or no? Mr. Edsall's not here, he would be the one to tell me, but I can read this plan and doesn't seem like they are encroaching on the right-of-way.

MR. BABCOCK: He's doing no work within the right-of-way, Mr. Chairman.

MR. LANDER: Okay. We have the negative dec, Mr.

Stent.

MR. STENT: Yeah, make a motion we grant special permit to Northeastern Auto Sales amended site plan and I think you should put on your site plan used car rental as well as the repair facility that you have there so everything is covered under that special permit now we have set a timeframe to two years.

MR. LANDER: Two years. Poll the board, two years, all right, one year?

MR. LUCAS: Two years is okay.

MR. ARGENIO: Two years is acceptable.

MR. STENT: Two years.

MR. LANDER: Special permit will be for two years at which time you have to come back in and reapply for that permit.

MR. ARGENIO: Second it.

MR. LANDER: Motion has been made and seconded that we grant special permit for two years to the Northeastern Auto Sales of America, Inc.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE

REGULAR ITEMS:

NORTHEASTERN AUTO SALES, INC. AMENDED SITE PLAN (98-17)  
RT. 207

Mr. Scott Hughes appeared before the board for this proposal.

MR. PETRO: Also, for the minutes, I want to note that I am part owner of this property and 50% owner of the property, although I'm not involved with the business on the property, so I'm going to step down and Mr. Lander, the Vice Chairman, will go through this application.

MR. HUGHES: I'm proposing expansion of the display area and also a proposed garage with also the proposed parking together with that.

MR. LANDER: Okay, Scott, you're on Route 207?

MR. HUGHES: Right.

MR. LANDER: What's the nearest intersection, Weather Oak Hill?

MR. BABCOCK: No, he's down farther across from Walter's Trailer Park.

MR. LANDER: Is there any, are you encroaching on any wetlands with this proposed garage? I know this area over here looks pretty, was pretty wet at one time.

MR. HUGHES: Not to my knowledge.

MR. LANDER: Isn't there a stream that runs through here?

MR. HUGHES: Yes, there is.

MR. LANDER: I believe that stream is right over the sanitary sewer easement running right alongside that.

MR. HUGHES: That's correct.

MR. LANDER: What do you propose for, you have paved parking spots in the back, what are you going to, proposed garage, what are you going to do, just tell us exactly?

MR. HUGHES: Automotive repair.

MR. LUCAS: Is that for yourself?

MR. HUGHES: For myself.

MR. LANDER: You're going to repair your vehicles that you are selling on the lot?

MR. HUGHES: Mine and customers.

MR. STENT: Is it going to be a body shop repair?

MR. HUGHES: Not body shop, automotive repair, brakes, engines, stuff like that.

MR. STENT: Mechanic repair.

MR. ARGENIO: Applicant is well advised to avoid the pitfall that we discussed at our last meeting as it relates to inoperable vehicles. Do you recall, Mr. Lander?

MR. LANDER: Classic vehicles, I think.

MR. ARGENIO: Whatever you're working on there, Scotty, as far as repairs, buying and selling, that is what you should be doing and not storing quote unquote classic vehicles in an inoperable condition.

MR. LUCAS: I'll say from my own experience all his cars are clean.

MR. ARGENIO: Absolutely, I don't mean to imply otherwise, for the record, it's a clean operation, he buys and sells, I didn't mean to imply otherwise at all.

MR. LANDER: No, but what's good for one is good for another.

MR. ARGENIO: Correct, that's why I bring that point up.

MR. LANDER: Exactly, very good point. You're going to have to have a special permit for the garage?

MR. BABCOCK: Yes.

MR. LANDER: Which means we have to have a public hearing.

MR. LUCAS: Do you plan on paving any of this?

MR. HUGHES: Yes.

MR. LUCAS: Not all the back?

MR. HUGHES: What my budget allows, I guess.

MR. STENT: Make a motion we declare ourselves lead agency.

MR. ARGENIO: Second it.

MR. LANDER: Motion has been made and seconded to designate the Town of New Windsor Planning Board as lead agency for the Northeastern Auto Sales site plan.

MR. STENT: Under the SEQRA process.

ROLL CALL

MR. LUCAS                    AYE

MR. LANDER                 AYE

MR. ARGENIO                AYE

MR. STENT                   AYE

MR. LANDER: I see on the top we have proposed extension for paved display area, does that have to go to DOT, Mark, for that?

MR. BABCOCK: Within his property, right, yeah, yeah.

MR. EDSALL: Yeah and if he's proposing access off the

highway, I would say yes, but because he's accessing only from within his property, I don't believe it's mandatory, it would be optional if you want to send it.

MR. LUCAS: What's behind you, a business?

MR. LANDER: Here?

MR. LUCAS: Yes.

MR. HUGHES: Directly behind me there was a gentleman there with a horse, I don't know what the situation is with that.

MR. LUCAS: On the east side?

MR. HUGHES: Perry Signs.

MR. LUCAS: If he's got setbacks correct, and the bulk is correct, why do we need a public hearing?

MR. BABCOCK: It's a special permit.

MR. EDSALL: Mr. Acting Chairman, I want to stand corrected, I put in here about it being discretionary, but it is mandatory because it's a special permit.

MR. LANDER: It is mandatory, yes. And we're off the sewer easement with this building 20 foot, 20 1/2 feet, is that sufficient to be off, that is your easement?

MR. EDSALL: It's off, it's not providing any excess room but it's off.

MR. LANDER: Do you know what that means. That means if you are off by six inches, you can't build on the easement. If you do build on the easement, you've got to cut part of your building off, so you've got to be real careful when you're that close. Is there a reason for the building being that close?

MR. HUGHES: Again, just to conserve space.

MR. EDSALL: The good news is when the town sewer line was put in, it wasn't put in the middle of the easement



so it gives us more room.

MR. LUCAS: Are you going to have a bathroom in there?

MR. HUGHES: No.

MR. LANDER: Which way are the bays, the doors for the garage going to be, are they going to be--

MR. HUGHES: Facing out to the proposed pavement area.

MR. STENT: I have no problem with the conception, I make a motion that we have a public hearing.

MR. ARGENIO: I agree.

MR. LANDER: Motion has been made and seconded that the Town of New Windsor Planning Board authorize public hearing for the Northeastern Auto Sales of America, Inc. site plan.

ROLL CALL

MR. LUCAS	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. STENT	AYE

MR. LANDER: Gentlemen, do you see anything else on here?

MR. STENT: Have Scott pay attention to number 6, Ron, the lighting and some landscaping there.

MR. LANDER: Especially where the public has clear view of this, Scott, we're going to need some landscaping up in the front. I don't know if you should be as close to the road as you are, I don't know where you would put your landscaping, but that is strictly up to you.

MR. STENT: Is there going to be a dumpster on the site?

MR. HUGHES: No, well, I have a can right now.

MR. LANDER: Town of New Windsor picks up the garbage?

MR. HUGHES: It's private but it's a roll-out can.

MR. LANDER: So, there's no residence right behind you, says Christie here, so where is his house?

MR. SCOTT: Well, his land I believe--

MR. LANDER: He's not directly next door, he's one house up.

MR. HUGHES: Yes.

MR. ARGENIO: That is woods?

MR. HUGHES: It's a field.

MR. LANDER: I think he used to have horses, if I remember right.

MR. BABCOCK: Yes, Mr. Christie had horses, wrapped that around his property.

MR. STENT: Where is the dumpster kept now?

MR. HUGHES: That is in the garage, it's a roll-out.

MR. STENT: Going to be kept inside the proposed garage?

MR. HUGHES: I have a little garage there that we roll it in and out of.

MR. ARGENIO: Shouldn't be an issue because it's inside the existing building.

MR. LANDER: Can you have a dumpster inside the building?

MR. BABCOCK: I don't think it's a dumpster, it's a garbage can, it's a garbage can.

MR. STENT: You said you had a private service, I was thinking of the big dumpsters.

MR. HUGHES: No.

MR. LANDER: And your spaces can be 9 x 18 or 9 x 19, I should say, you have 10 x 20, doesn't matter, 10 x 20 is all right with me. You won't put up a space there anyway and the handicapped is in front. Do we need a handicapped space for the garage in the rear, Mr. Babcock?

MR. BABCOCK: Excuse me?

MR. LANDER: Do we need a handicapped spot in the back for the garage?

MR. BABCOCK: No, there's only, it's just one use, Mr. Chairman, that is the way we looked at it. And also as far as the amount of parking, he's only required to have one which is up front.

MR. STENT: You're saying one use, Mike?

MR. BABCOCK: Yeah, it's one use, it's the same person operating both businesses.

MR. EDSALL: You're not going to run two, just so it is on the record, you're not going to have two different businesses running the two different buildings?

MR. HUGHES: No.

MR. EDSALL: If in fact that occurred in the future, it may become necessary to put a handicapped spot in the back.

MR. STENT: That was my question, I was concerned in the future if he decided he wanted to rent that out to somebody else to make it a repair shop in the back.

MR. BABCOCK: Actually, if he shrinks his spots down to their proper size, he probably could widen the last one and make it a handicapped space with the striping.

MR. LANDER: So, all it would mean you don't have to add anymore asphalt, all you have to do is shrink your

lines down and you could have enough room for the handicapped space and remember one thing, Scott, that anything that you have on here, you have proposed bay, parking, whatever is on here, when they go out and look, that is what they are going to expect to find. If they don't find it, you don't get a C.O. for the building.

MR. HUGHES: I'm aware of that.

MR. LANDER: You made a comment as far as dollars.

MR. HUGHES: You can see the jump from the pavement to the other pavement, believe me, I wish I could do it all in one shot, but I just can't.

MR. LANDER: Now, do you propose to pave this here?

MR. HUGHES: Eventually, but this is what I am asking for now.

MR. LANDER: Says proposed paved parking.

MR. STENT: What's your interpretation proposed paved parking lot upon approval, you're going to pave that?

MR. HUGHES: Yes.

MR. STENT: Then you're going to leave the shale in back?

MR. LANDER: There's no shale.

MR. STENT: I'm on the other side by the garage, all the spots. Scott, come here a second, you can see what I am talking about, all this in here, is this all going to be paved?

MR. HUGHES: This is existing shale.

MR. STENT: This is going to stay existing shale.

MR. SCOTT: Yes.

MR. STENT: I have not problem with this, Mr.

June 24, 1998

19

Co-chairman, want to set up a public hearing.

MR. LANDER: We're all set for the public hearing, set it up with Myra and you'll be all set to go.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.

WILLIAM J. HAUSER, P.E.

MARK J. EDSALL, P.E.

JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765  
e-mail: mhempa@ptd.net



**REVIEW NAME:** NORTHEAST AUTO SALES SITE PLAN  
(PROPOSED GARAGE AND ADDITIONAL DISPLAY)

**PROJECT LOCATION:** NYS ROUTE 207  
SECTION 34-BLOCK 2-LOT 5

**PROJECT NUMBER:** 98-17

**DATE:** 24 JUNE 1998

**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A  
1,000 SQUARE FOOT GARAGE AND THE EXPANSION OF  
THE EXISTING VEHICLE DISPLAY AREA.

1. The project is located within the NC Zoning District. The use is classified as retail (A-6), with the addition (as part of this application) of a service repair garage (Special Permit B-7). The "required" bulk information shown on the table is correct for the zone and uses. The proposed site plan appears to easily comply with each of the bulk requirements, with an existing variance being considered for the front yard setback. As part of the resubmittal, the Applicant should double-check the "provided" value for floor area ratio.
2. The parking calculation appears to provide the minimum required spaces for the site. The parking calculation for the proposed garage should be revised to indicate 800 square foot reserved for the two (2) bays, with a 200 square foot area outside the bay. This revision will make the calculation consistent with previous methodology.
3. The Planning Board should review the proposed display area and determine if the location of same, the finish of same and any necessary landscaping or finishes are acceptable as proposed or require further adjustment.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** NORTHEAST AUTO SALES SITE PLAN  
(PROPOSED GARAGE AND ADDITIONAL DISPLAY)  
**PROJECT LOCATION:** NYS ROUTE 207  
SECTION 34-BLOCK 2-LOT 5  
**PROJECT NUMBER:** 98-17  
**DATE:** 24 JUNE 1998

5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board should advise if any additional information is required on the plan regarding lighting or landscaping.
7. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



\_\_\_\_\_  
Mark J. Easah, P.E.  
Planning Board Engineer

MJEmk

A:NORTH AU.mk

-----X  
In the Matter of Application for Site Plan/~~Subdivision of~~  
Northeastern Auto Sales,  
\_\_\_\_\_

AFFIDAVIT OF  
SERVICE  
BY MAIL

MYRA L. MASON, being duly sworn, deposes and says:

On 7/9/98, I compared the 29 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

9<sup>th</sup> day of July, 1998

DEBORAH GREEN  
Notary Public, State of New York  
Qualified in Orange County  
# 4984065  
Commission Expires July 15, 1999





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 563-4631  
Fax: (914) 563-4693

## Assessors Office

June 30, 1998

Northeastern Auto Sales Of America Inc.  
981 Little Britain Rd.  
New Windsor, NY 12553

RE: 34-2-5

To Whom It May Concern:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's office.

Sincerely

Leslie Cook  
Sole Assessor

/cad  
Attachments

CC: Myra Mason, PB

James H. & Amelia De Laune  
6 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

James J. & Mary Anne Walker  
8 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

Brian P. Barbera  
7 Oliver Drive  
Newburgh, NY 12550 ✓

Terry L. Orr  
993 Little Britain Rd.  
New Windsor, NY 12553 ✓

Anthony J. & Sandra L. Christie  
987 Little Britain Rd.  
New Windsor, NY 12553 ✓

John P. Ambury  
985 Little Britain Rd.  
New Windsor, NY 12553 ✓

Perry & Frauke Rotwein  
279 Bailey Rd.  
Montgomery, NY 12549 ✓

Bruce S. & Lillian V. Armitage  
30 Browns Dr.  
New Windsor, NY 12553 ✓

Donald W. &  
Georgene M. Gladstone  
28 Browns Dr.  
New Windsor, NY 12553 ✓

Cicely D. & Herbert H. & Robert T.  
Loeven  
26 Browns Dr.  
New Windsor, NY 12553 ✓

Moore's Hill Estates Inc.  
C/O Jacob Deutsch  
1 Kennedy Court  
Monroe, NY 10950 ✓

Paul M. & Cecelia M. Mehmed  
5 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

Bruce C. & Linda S. Ladrack  
9 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

Karl & Myrtle Klinge  
C/O Phillips  
116 North St.  
Washingtonville, NY 10992 ✓

George F. Jr. & Patricia A. Kent  
13 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

George F. Jr. & Patricia A. Kent  
11 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

Angelo Rizzo  
1003 Little Britain Rd.  
New Windsor, NY 12553 ✓

Newburgh Society for the  
Prevention of Cruelty to Animals  
940 Little Britain Rd.  
New Windsor, NY 12553 ✓

Allen & Kitty Dantas  
18 Square Hill Rd.  
New Windsor, NY 12553 ✓

Peak Technical Corp.  
2 Square Hill Rd.  
New Windsor, NY 12553 ✓

Joseph Herschel  
3696 Route 209  
Wurtsboro, NY 12790 ✓

Stephen Sakadelis  
3 Square Hill Rd.  
New Windsor, NY 12553 ✓

V.S.H. Realty Inc. - Vo835  
777 Dedham St.  
Canton, MA 02021 ✓

Vails Gate Fire Company Inc.  
4 Weather Oak Hill Rd.  
New Windsor, NY 12553 ✓

24 Above  
5 official  
29

RESULTS OF 13. MEETING OF : June 27, 1998

**PROJECT:** *Northwestern Auto Sales & Service* P.B.# 98-17

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y    N

M) S) VOTE: A N

2. TAKE LEAD AGENCY: Y      N     

CARRIED: YES NO

M) S S) A VOTE: A 4 NO 0

CARRIED: YES NO

WAIVE PUBLIC HEARING: M) 5 S) 7 VOTE: A 4 N 0 WAIVED: Y N ☒

SCHEDULE P.H. Y<sup>✓</sup> N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

Need Special Permit  
Need Public Hearing

**INTER-OFFICE MEMORANDUM**

**TO:** New Windsor Planning Board

**FROM:** Town Fire Inspector

**DATE:** June 23, 1998

**SUBJECT:** Northeastern Auto Sales of America, Inc.

Planning Board Reference Number: PB-98-17

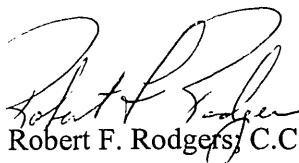
Dated: 18 June 1998

Fire Prevention Reference Number: FPS-98-027

A review of the above referenced subject site plan was conducted on 22 June 1998.

This site plan is acceptable.

Plans Dated: 28 May 1998.



Robert F. Rodgers, C.C.A.  
Fire Inspector



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 17

DATE PLAN RECEIVED: RECEIVED JUN 1 8 1998

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_

No. Eastern auto Sales of Amer. has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Water is available -  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HIGHWAY SUPERINTENDENT DATE

Stan D. D. 6-22-98  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 98 - 17

DATE PLAN RECEIVED: RECEIVED JUN 1 8 1998

RECEIVED  
JUN 22 1998  
NEW HIGHWAY DEPT.

The maps and plans for the Site Approval ✓  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan 6/22/98  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF NEW WINDSOR P/B # 98-17

WORK SESSION DATE: 20 MAY 98 APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Full later

PROJECT NAME: Northeastern A to S/P

PROJECT STATUS: NEW X OLD \_\_\_\_\_

REPRESENTATIVE PRESENT: Darlene Hughes

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- correct vicinity map re zoning line
  - check " " verify right lot OK
  - show zoning line on site plan
  - original approval A-6 (retail)
  - identify use of garage - if service
  - repair garage B-7 use - pkg 4 spaces/bay + 1/300
  - if B-7 add that use to bulk table
- 2 1/2 bays



## TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:  
TOWN OF NEW WINDSOR PLANNING BOARD

176 TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Chg. \_\_\_\_\_ Site Plan ☒ Spec. Permit \_\_\_\_\_

1. Name of Project NORTHEASTERN AUTO SALES OF AMERICA, INC.
2. Name of Applicant T. SCOTT HUGHES Phone 914 522 9277  
Address 18 ELLISON DR NEW WINDSOR N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record SAME AS ABOVE ALSO Phone \_\_\_\_\_  
Address JAMES PETRO JR.  
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan STEVEN DRABICK & PLS, PC.  
Address P.O. BOX 539 CORNWALL N.Y. 12518  
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney STEVE DUGGAN Phone 914 522 6500  
Address 343 Temple Hill Rd New Windsor N.Y. 12553  
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting T. SCOTT HUGHES Phone \_\_\_\_\_  
(Name)
7. Project Location: On the South side of RT 207  
\_\_\_\_\_ feet \_\_\_\_\_ of \_\_\_\_\_  
(direction) (street)
8. Project Data: Acreage of Parcel 0.5969 Zone NC,  
School Dist. New Windsor
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y \_\_\_\_\_ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.



10. Tax Map Designation: Section 34 Block 2 Lot 5

11. General Description of Project: \_\_\_\_\_

Proposed Garage For Service & Repair also  
Additional Display Area

12. Has the Zoning Board of Appeals granted any variances for this property? \_\_\_\_\_yes ☒no.

13. Has a Special Permit previously been granted for this property? \_\_\_\_\_yes ☒no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

9 day of JUNE 1998

[Signature]  
Applicant's Signature

[Signature]  
Notary Public

MEGAN KELLY  
Notary Public, State of New York  
Ulster County No. 01KE5045971  
Commission Expires June 26, 99

\*\*\*\*\*  
TOWN USE ONLY:

RECEIVED JUN 8 1998  
Date Application Received

98 - 17  
Application Number

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>T. SECTT Hughes</i>	2. PROJECT NAME <i>NORTHEASTERN A/S OF AMERICA</i>
3. PROJECT LOCATION: Municipality <i>589 Little Britain Rd N. Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>589 Little Britain Rd New Windsor NY 12553 RTE 207</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>NEW GARAGE-REPAIR FACILITY</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>.5969</i> acres Ultimately <i>.5969</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>Neighborhood.</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <i>TOWN OF NEW WINDSOR</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>T. SECTT Hughes</i> Date: <i>6/11/98</i> Signature: _____	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.

☐ Yes ☐ No

WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |  |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title                 | 29. <input type="checkbox"/> Curbing Locations                       |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)             | 30. <input type="checkbox"/> Curbing Through Section                 |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)         | 31. <input type="checkbox"/> Catch Basin Locations                   |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name       | 32. <input type="checkbox"/> Catch Basin Through Section             |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address    | 33. <input type="checkbox"/> Storm Drainage                          |
| 6. <input checked="" type="checkbox"/> Drawing Date                    | 34. <input type="checkbox"/> Refuse Storage                          |
| 7. <input checked="" type="checkbox"/> Revision Dates                  | 35. <input type="checkbox"/> Other Outdoor Storage                   |
| 8. <input checked="" type="checkbox"/> Area Map Inset                  | 36. <input type="checkbox"/> Water Supply                            |
| 9. <input checked="" type="checkbox"/> Site Designation                | 37. <input type="checkbox"/> Sanitary Disposal System                |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input checked="" type="checkbox"/> Fire Hydrants                |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)     | 39. <input checked="" type="checkbox"/> Building Locations           |
| 12. <input checked="" type="checkbox"/> Plot Plan                      | 40. <input checked="" type="checkbox"/> Building Setbacks            |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)     | 41. <input checked="" type="checkbox"/> Front Building Elevations    |
| 14. <input checked="" type="checkbox"/> Metes and Bounds               | 42. <input checked="" type="checkbox"/> Divisions of Occupancy       |
| 15. <input checked="" type="checkbox"/> Zoning Designation             | 43. <input checked="" type="checkbox"/> Sign Details                 |
| 16. <input checked="" type="checkbox"/> North Arrow                    | 44. <input checked="" type="checkbox"/> Bulk Table Inset             |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners       | 45. <input checked="" type="checkbox"/> Property Area (Nearest       |
| 18. <input checked="" type="checkbox"/> Existing Building Locations    | 100 sq. ft.)   |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas           | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)  |
| 20. <input checked="" type="checkbox"/> Existing Vegetation            | 47. <input checked="" type="checkbox"/> Building Coverage (% of      |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress       | Total Area)  |
|  | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.)  |
|  | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of      |
|  | Total Area)  |
|  | 50. <input type="checkbox"/> Open Space (sq. ft.)                    |
|  | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
|  | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop.  |
|  | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req.   |
- PROPOSED IMPROVEMENTS
22. ☐ Landscaping
23. ☐ Exterior Lighting
24. ☐ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details  
(Items 25-27)

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. \_\_\_\_\_ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. \_\_\_\_\_ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: STEVEN P. DRABICK  
Licensed Professional

Date: 6/9/98